

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE  
JUNE 2, 2022**

**C.2 ZC22-0028 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAT CREEK DEVELOPMENT FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8316, 8320, 8340, AND 8400 SHADY GROVE ROAD, BEING 18.73 ACRES DESCRIBED AS LOT 1, BLOCK 1, PACE ACRES ADDITION; TRACTS 1 AND 2, THOMAS PECK SUBDIVISION; AND TRACT 3, THOMAS PECK SURVEY, ABSTRACT 1209.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Kosse Maykus, Hat Creek Development Company, 604 E Northwest Highway, Grapevine, Texas, presented the request. He stated they are requesting R-2 zoning no waivers or variances. He stated his company would develop the site and construct the houses, which would not have front entry garages. He stated the drainage on the site is being studied and they may need to consider detention ponds on the site.

Chair Welborn and the applicant discussed whether lots would back up to Shady Grove Road and the masonry screening wall. Mr. Maykus stated depending on the final layout some lots could back up to the street. He stated they intend to construct a masonry screening wall on Shady Grove Road even though it would not be required by city codes.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Vice Chair Tyner and Mr. Comstock discussed the potential number of lots within the development. Mr. Comstock stated there could be 40 to 50 lots in the subdivision.

Chair Welborn and Mr. Comstock discussed the screening wall requirement along

June 02, 2022

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

Shady Grove Road. Mr. Comstock stated the wall is not required on Shady Grove Road, which is a C2U Minor Collector street on the Transportation Plan.

Commissioner Bowen and Public Works Director Caroline Waggoner discussed the responsibility of reconstructing Shady Grove Road. Ms. Waggoner stated the roadway is entirely located in North Richland Hills city limits but also handles traffic from properties in Keller.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Ann Marie Brannan, 8416 Shady Oaks Drive, North Richland Hills, Texas, discussed concerns about drainage.

Don Duplantis, 8417 Park Brook Court, North Richland Hills, Texas, spoke in opposition to the request and discussed drainage concerns.

Edward Khalil, 8312 Shady Grove Road, North Richland Hills, Texas, spoke in favor of the request and discussed drainage concerns.

Roger Lewis, 8525 Castle Creek Road, North Richland Hills, Texas, discussed fencing for the new development and asked if public notices are sent out for subdivision plats.

Tony Strehlow, 1421 Shady Hollow Court, Keller, Texas, discussed drainage concerns and the reconstruction of Shady Grove Road.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn asked the applicant and Mr. Comstock to address questions brought up during the public hearing.

Public Works Director Caroline Waggoner discussed the drainage patterns in the area, general requirements for the property, and the engineering plan review process.

Commissioner Stamps and Ms. Waggoner discussed how drainage improvements to the site could affect existing drainage issues in the area.

Chair Welborn asked about funding availability for Shady Grove Road reconstruction. Ms. Waggoner stated while there are not any current plans for the roadway the City will continue to options for reconstruction in the future.

Chair Welborn and Mr. Comstock discussed that public notification would not be required for the preliminary and final plat when it comes before the Planning and Zoning Commission and City Council.

Chair Welborn asked about proposed fencing on lots adjacent to existing homes. Mr. Maykus stated they would work with adjacent property owners on removing and replacing existing fences on the common property line.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC22-0028.**

**MOTION TO APPROVE CARRIED 6-0.**